

Industrial, Land
45,877 sq ft (4,262.11 sq m)



FOR SALE

B21, Queens Road South,
Bridgend, **CF31 3UT**

FOR SALE - Redevelopment opportunity - Industrial / Warehouse / Open Storage

- Strategic South Wales Location - Bridgend Industrial Estate
- Excellent road access - close proximity to M4 Motorway
- 45,877 sq ft industrial building on a 2.55 acre site
- Portal frame unit offering opportunity to re-purpose for sole or multi-occupancy / sub-division (Subject to Planning)
- Self-contained site with extensive car parking / yard



Size

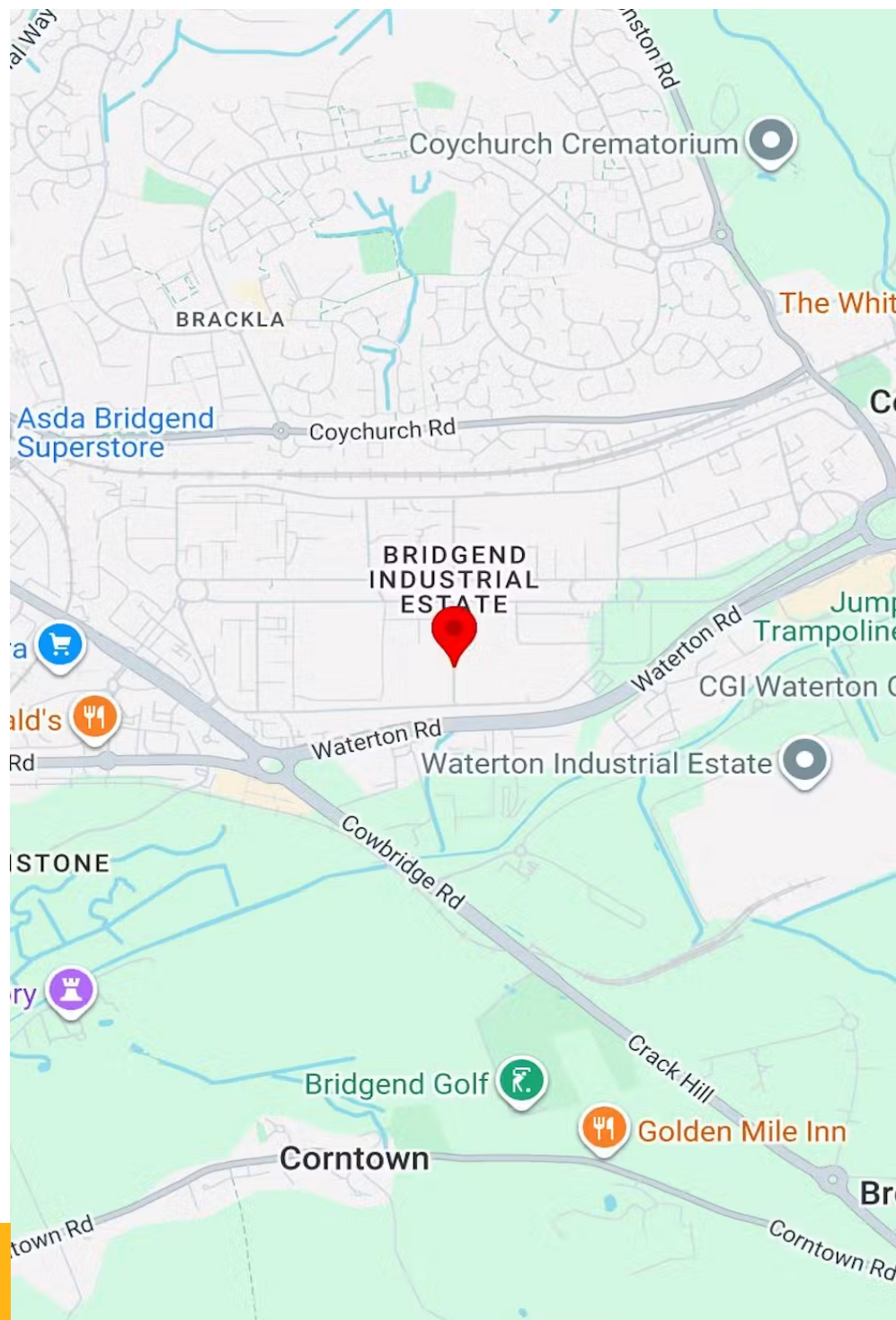
45,877 sq ft (4,262.11 sq m)

Price

Price on application

Location

The Bridgend Industrial Estate comprises a large mixed use commercial estate comprising large stand-alone industrial /warehouse facilities and smaller multi-let estates, offices and development / open storage sites. The estate extends to approximately 3 million sq ft of floor spaces on approximately 300 acres. Bridgend is strategically located between Cardiff and Swansea and is situated just off the M4. The town has a direct mainline train service (Swansea / London Paddington) and Cardiff Wales airport is 30 minutes drive.



Description

B21 is situated to the southern end of the estate with direct access and frontage onto Queens Road South. Occupiers in the immediate vicinity include Nolan Transport, MKM Builders Merchants, Jewson, and EVRI.

Interested parties to make their own enquiries / investigations with regards to services / utilities / drainage. (No live connections at present). Planning – interested parties to make their own enquiries to Bridgend County Council.

- Large unit capable of sole occupation or sub-division
- Steel frame construction
- Level and dock loading facilities
- 2 points of vehicle access

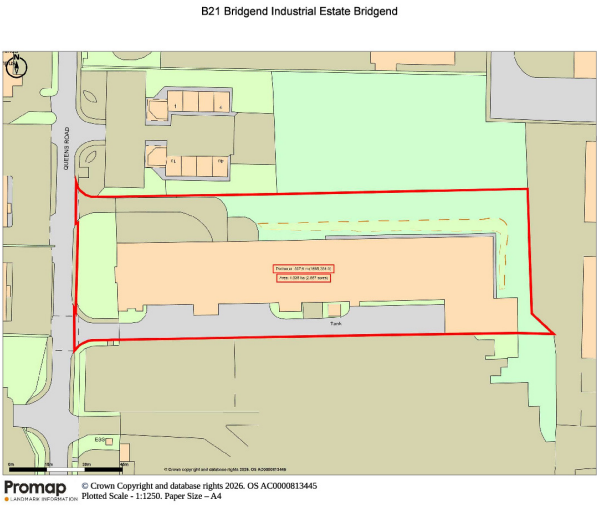
Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
B21	45,877	4,262
Site B21	111,078	10,319
TOTAL	156,955	14,582

Specification



EPC: EPC exempt -
Currently being
constructed or
undergoing major
refurbishment





B21, Queens Road South,
Bridgend, **CF31 3UT**

Sat Nav. CF31 3UT



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Terms

Available by way of a new long leasehold interest 999 years (peppercorn rent) with an obligation to contribute towards the overall estate service charge.

Price

Price on application

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Joint Agents

Mr Michael Bruce

01656658445 | 07920144603

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.